

Minutes: Leesburg Planning Commission September 6, 2001

The Leesburg Planning Commission met on Thursday, September 6, 2001 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Lee Phillips, Randy Hodgson, Brian Boucher, Delane Parks, Mac Willingham, Doug McNeely and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:02 p.m.

ROLL CALL:

Present: Chairman Vaughan
Vice-Chairman Cable
Commissioner Kennedy
Commissioner Minchew
Commissioner Werner
Commissioner Zawacki
Commissioner Schonberger
Councilmember Umstatt

ADOPTION OF AGENDA:

Commissioner Kennedy made a motion to adopt the agenda as presented.

Motion: Kennedy
Second: Werner
Carried: 7-0

ADOPTION OF MINUTES:

Commissioner Kennedy made a motion to adopt the August 16, 2001 minutes as submitted.

Motion: Kennedy
Second: Cable
Carried: 7-0

CHAIRMAN'S STATEMENT

Chairman Vaughan announced that the petitioners would have five minutes in which to address the Commission.

REMARKS BY PETITIONERS

Mr. Beck Dickerson of 316 Edwards Ferry Road, came forward to speak. Mr. Dickerson stated that he was here to speak about Catoctin Square. Mr. Dickerson submitted a letter to the Planning Commission and read from that letter. Mr. Dickerson was opposed to this type of development on this site.

Mr. Tony Roddy of 605 Edwards Ferry Road, came forward to speak. Mr. Roddy is also against the project at Catoctin Square. He stated that his main concern is traffic.

Mr. Larr Kelly of 404 Edwards Ferry Road, came forward to speak. Mr. Kelly stated that he is against the development as well. He does not believe that it fits with the Town Plan.

Mr. Shawn Bonner of 611 Edwards Ferry Road, came forward to speak. Mr. Bonner stated that he is against this development as well. Mr. Bonner is concerned with the traffic and what this will do with the Town in the long term.

Mr. Wayne Henderson of 312 Edwards Ferry Road, came forward to speak. Mr. Henderson would ask that the Commission vote against this application as well.

PUBLIC HEARINGS:

None

SUBDIVISION AND LAND DEVELOPMENT:

LEESBURG EXECUTIVE AIRPORT, NORTH APRON EXPANSION AND REHABILITATION – Preliminary/Final Development Plan – Delane Parks, Acting Chief of Current Planning

LEESBURG EXECUTIVE AIRPORT, WEST SIDE RUNWAY SAFETY AREA– Preliminary/Final Development Plan – Delane Parks, Acting Chief of Current Planning

Mr. Parks made a brief presentation on each of these applications and recommended conditional approval of each application.

Vice Chairman Cable made a motion to approve the North Apron Expansion application as submitted by staff.

Motion: Cable
Second: Kennedy
Carried: 7-0

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Vice Chairman Cable made a motion to approve the West Side Runway Safety Area application as submitted by staff.

Motion: Cable
Second: Kennedy
Carried: 7-0

TAVISTOCK FARMS, SEC. 17 – Rough Grading Plan/Preliminary/Final Development Plan – Nick Colonna, Senior Planner

Mr. Phillips gave a brief explanation of this application.

Mr. Don Miller, representative for the applicant came forward to answer any questions.

Commissioner Kennedy made a motion to approve the application as submitted by staff.

Motion: Kennedy
Second: Cable
Carried: 7-0

ZONING:

ZONING ORDINANCE UPDATE OUTLINE – Brian Boucher, Zoning Administrator

Mr. Boucher made a brief presentation to the Commission regarding the time frame for completion of the Zoning Ordinance. He stated that he hoped to have a draft of the completed Zoning Ordinance to the Commission by October 18, 2001.

COMPREHENSIVE PLANNING:

CATOCTIN SQUARE – Rezoning Application – ZM 2000-07 – Randy Hodgson, Chief of Comprehensive Planning.

Mr. Hodgson gave a brief overview of this application.

Mr. Randy Minchew and Mr. Bob Campbell, representative for the applicant, came forward to speak. Each answered questions by the Commission and gave a brief presentation.

The Commission and the applicant discussed the fiscal impact with the applicant and staff.

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Commissioner Schonberger made a motion to deny the application as stated in the draft motion for denial by staff and the fact that it is not in conformance with the Town Plan.

Motion: Schonberger
Second: Werner
Carried: 6-0-1 with Commissioner
Minchew abstaining

Commissioner Zawacki stated that he has heard all of the comments by the citizens and by the staff. He stated that he believes that the applicant is being very accommodating to the citizens and staff.

Commissioner Schonberger stated that this application is not compatible with the surrounding area and is contrary to the Town Plan. He does not believe that that applicant should be pursuing a rezoning when a special exception application is a viable option to the applicant.

Councilmember Umstattd stated that she believes that going with multi-family units in this area is a drastic change to the neighborhood. She stated that the negative fiscal impact on the Town is a factor as well.

Vice Chairman Cable stated that the report that causes the most concern for her is the fiscal impact study and the statement by the Finance Director, Paul York.

Mr. Phillips stated that the staff would forward a “bullet” list of Commission concerns to the Council.

COUNCIL REPRESENTATIVE’S REPORT:

Councilmember Umstattd stated that there was a public hearing before the State Corporation Commission on the proposed Tractibel Power Plant.

STAFF AND COMMITTEE REPORTS:

None

OLD AND NEW BUSINESS:

None

ADJOURNMENT:

There being no further business the meeting adjourned at 8:55 p.m.